

CITY OF WEED PLANNING COMMISSION  
MEETING MINUTES  
MAY 21, 2025

The Planning Commission of the City of Weed held a regular meeting on Wednesday May 21, 2025, at 5:30 p.m. in the Council Chambers at City Hall. Chair Martin Nicholas called the meeting to order at 5:30pm and led the Pledge of Allegiance. Present, in addition to Chair Nicholas, were Vice-Chair Rivera, Commissioners Derek Dewhurst, Brian Palmer, Robert Thomas, Contract Planner Mark Teague, Acting City Manager and Police Chief Justin Mayberry, Public Works Director Chris Davis., and Acting Planning Director/Commission Secretary Sandra Duchi.

**NON-AGENDA PUBLIC COMMENT**

Bruce Shoemaker invited the Commissioners to an event at the Weed Historic Lumber Museum to celebrate the Water for Weed success on May 28, 2025, from 4pm to 7pm.

**CONFLICTS OF INTEREST**

There were none.

**PUBLIC HEARING**

- A. Request for a Conditional Use Permit, Architectural Review, and Sign Permit for construction and operation of a 7-Eleven at the east side of Interstate 5 (Vista Drive and Black Butte). The proposed project includes vehicle fueling stations, truck fueling stations, a convenience store, underground fuel and diesel storage tanks, and truck and auto parking. The project site is on the south side of E. Vista Dr., 0.15 mile east of the intersection of E. Vista Dr. with Black Butte Dr. A portion of the project site extends to the southwest to connect with Black Butte Dr. The project site is 0.27 miles east of Interstate-5 (I-5). The project site is comprised of portions of APNs 060-552-380, 060-552-390, 060-601-360, and 060-601-390. The project would develop an approximately 4,761-square-foot 7-Eleven convenience store, six conventional gas station islands, six commercial gas station islands, two electric vehicle charging stations serving four parking stalls, and standard vehicle and truck parking, and landscaping on an approximately 6-acre parcel (APN 060-601-360). Site access would be at four points along E. Vista Dr., and via a driveway constructed to Black Butte Dr. through APN 060-601-390. An approximately 390-foot-long stretch of Black Butte Dr. totaling approximately 0.6 acre would be widened and paved along the northeast side of the roadway and a sidewalk constructed along the same roadway segment to connect the project driveway to existing sidewalks to the northwest (i.e., ROW improvements). A pylon sign would be installed along I-5 in APN 060-552-390 which would require a temporary access driveway and trenching in APN 060-552-380 to install underground electrical connections. Off-site improvements may include installation of stop signs and restriping existing turn lanes to add storage along E. Vista Dr. at the I-5 southbound ramp and Shastina Dr. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project and was circulated for agency and public review with the comment period beginning on April 1, 2025, and closing on April 30, 2025. State Clearinghouse Number 2025040058. Zoned Commercial/General Commercial.

Contract Planner Teague presented the staff report. Chair Nicholas opened the public hearing at 5:38pm. Jesse Kent, representing Guggenheim Development Services, discussed the project. There were no other public comments in support or opposition of the project. Chair Nicholas closed the hearing at 5:47pm. Council Members discussed, and questions were asked and answered.

Contract Planner reported the Planning Commission will certify the Initial Study/Mitigated Negative Declaration not the City Council as was listed on the Resolution and noted that will be corrected.

Commissioner Palmer moved to approve Resolution No. 01-2025 certifying the Initial Study/Mitigated Negative Declaration, DEQA Findings, and approving the Conditional Use Permit, Architectural Review, and Sign Use Permit. Commissioner Rivera seconded the motion and the vote was:

AYES: Commissioner Dewhurst, Nicholas, Palmer, Revera, and Thomas

NOES: None

ABSENT: None

ABSTAIN: None

- B. Request for a Conditional Use Permit to construct a campground. Plans include a 95-site specialty occupancy park featuring cabins, partial hook-up and off-grid camp sites, a Main Lodge with retail, bath and shower houses, hiking & biking trails, and a playground. Aesthetically pleasing and functional landscaping and roadways will be designed within the Natural topography, minimizing tree removal and infringements to the Natural habitat while also meeting all City requirements. In addition to the camping improvements described above, the proposed project would make the necessary infrastructure improvements to service the project site. This would include improvements to access roads through the project site, extension of water, sewer, water quality treatment facilities (bioswales), and electrical connections. Internal roadways are proposed to be 20-foot-wide gravel overlay (i.e., pervious roadways). Assessor's Parcel Number(s) 060-611-020 and 060-601-320. Black Butte Drive and Black Butte Road. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project and was circulated for agency and public review with the comment period beginning on April 5, 2025, and closing on May 5, 2025. State Clearinghouse Number 2025040222. The city has prepared responses to all comments received regarding the IS/MND. The responses are included in the final IS/MND. Zoning/General Plan Land Use Designation: Limited Industrial (CM) and Single-Family Residential (R1)

Contract Planner Teague presented the staff report. Chair Nicholas opened the public hearing at 6:06 pm. Clayton Snyder representing Basecamp Mount Shasta LLC discussed the project. There were no other proponents of the project. Bruce Shoemaker, Andrea Clausen, and Geneva Oman spoke in opposition citing concerns in the Initial Study/Mitigated Negative Declaration with fire, reforestation, evacuation, landscape plan, migration, endangered species, water, endangered plant species, and requested an Environmental Impact Report to be completed. There was no rebuttal from the applicant. Contract Planner Teague commented regarding noticing requirements, and the process in which the document was completed. Member Rivera moved to approve Resolution No. 02-2025 certifying the Initial Study/ Mitigated Negative Declaration, CEQA Findings, and approve a Conditional Use Permit. Commissioner Nicolas seconded the motion and the vote was:

AYES: Commissioner Dewhurst, Nicholas, and Palmer

NOES: Commissioner Rivera, and Thomas

ABSENT: None

ABSTAIN: None

#### **APPROVAL OF MINUTES**

There was no correction to the minutes of the meeting of April 16, 2025, and they were approved as written, copies of which were distributed to the Commission for review prior to the time of the meeting.

#### **COMMISSIONERS REPORTS**

None

**STAFF REPORT**

None

**ADJOURNMENT**

Commissioner Dewhurst moved to adjourn the meeting. Commissioner Palmer seconded the motion, and the vote was:

AYES: Commissioners Dewhurst, Nicholas, Palmer, and Rivera

NOES: None

ABSENT: None

ABSTAIN: None

Meeting adjourned 6:30P.M. SINE DIE

ATTEST:

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Commission Secretary